

W. T. PLANNING BOARD MEETING, MARCH 5, 2007, 7:30 P.M.

PRESENT: David Douglas, Susan Silva, Mark Yale, Leah Smith

ABSENT: Ginny Jones, Erik Hammarlund

ALSO PRESENT FOR ALL OR PART OF THE MEETING: Glenn Hearn, Dave Taylor, George Brush, Glenn Provost, Simone DeSorcy.

CORRESPONDENCE

In: MVC re. Hart Hardware
Conservation Commission re. Hickie Conservation Restriction;
Matlock Associates re. Appraisal

Out: Mark London, MVC re. Hart Hardware

Dave Taylor for Cynthia Walsh, Form A, Old County Rd.: Dave Taylor presented a Form A plan that would result in two lots, a 5.03-acre lot containing the existing house, and a 7.57-acre vacant lot. The plan takes advantage of Section 4.3-3C which allows exceptions to lot frontage requirements for rear lots in the RU District. This section requires a recorded covenant outlining the reduction of frontage and increase in minimum lot size. The plan shows a 40-foot wide frontage on Old County Road, to accommodate a Form C road should owners want to further divide the back 7.57-acre lot in the future. Dave Taylor said that aerial photos from 1971 show that the second road to the back lot predated zoning. Susan asked whether the Board needed to look at the existing road for suitability. David said that Section 4.3-3C allows the reduced frontage, and that in the future if the lot were further subdivided, the road would need to be brought up to Form C standards. Dave Taylor added a note to the plan noting the covenant. Susan made a motion to endorse and sign the plan and covenant; all in favor.

Glenn Provost and George Brush, Discussion re. Meadow Brook Farm: Glenn Provost showed a 5-lot Form A plan for discussion purposes only. He said that the plan was designed to avoid requiring referral to the MVC. It is less than 6 lots, and will be covenanted against further subdivision. There will be a conservation restriction on the fields which will also limit the number of animals on the fields. Glenn Provost said he would be meeting with the Con Com in the near future re. the conservation restriction. He would like to have the conservation restriction signed when he comes back to the Board with the application so there will be no need to refer it to the MVC.

Susan noted that the property across Indian Hill Road is pasture land, also owned by the family. Glen Provost said that this is a separate piece of property, and a half interest had been sold to an abutter, so thus is in separate ownership. David noted that the public road divides the two pieces, and the Rogers don't own the road. George Brush said that the road creates the division.

Mark asked whether the pit road was adequate for the 5 lots, plus another lot not part of the plan. Glenn Provost said Board members visited the site a couple of years ago and it was in good shape. David said the road definitely predates zoning.

Glenn Hearn, Mark Yale, re. new Homesite Lots: Glenn Hearn said the Affordable Housing Committee was looking at some small lots in the Stoney Hill development off Great Plains Road and Stoney Hill Path that had been acquired by the Town through foreclosures; the AHC is hoping to make them into Homesite Lots. Many of the lots are less than an acre. David asked whether the Town was required to auction foreclosed properties; Glenn Hearn said he didn't know.

There was a discussion re. the minimum size of Homesite Lots. David noted that Section 4.4-7C requires that newly-created Homesite Lots must have a minimum of 1-acre, but that existing, unbuildable, unprotected lots may contain less than an acre, but must have 10,000 sq. ft. of buildable land per bedroom. David said that adjacent, unbuildable lots in the same name become merged over time. It was noted that once a lot line is adjusted, that lot is considered "new" and must comply with current zoning. A legal opinion should be sought before adjusting any lot lines.

Glenn Hearn asked whether utilities could be brought down Stoney Hill Path in order to avoid having to pay the developer of the original subdivision to hook in. David said this is not a Planning Board issue; it would be up to individual property owners to allow utilities to cross their land.

Mark said the main point is to make sure these lots are buildable for affordable housing. David said he felt the biggest obstacle would be to get clear titles in order to acquire mortgages.

NEW BUSINESS

Letter from Matlock Associates re. Rules and Regulations: Board members read a letter from this land planning firm that has been retained by an appraisal firm to assist them in determining the potential value of a property off the south side of Edgartown/West Tisbury Road (M30, L20). Specifically, the letter contained several questions re. the Town's Rules and Regulations Governing the Subdivision of Land. Currently, the Rules and Regs. limit the maximum length of a dead-end street to 500 sq. ft. Matlock asked whether this limit could be waived. David said he could not remember a subdivision in which the Board enforced this requirement. There was a discussion that this was for public safety, and that solutions were created by working with the Fire Chief to ensure that fire engines could access subdivisions from more than one direction. One such solution is to install crash gates off roads not legally party of the subdivision.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,
Simone DeSorcy, assistant

Approved 3/19/07